

# CITY OF MILPITAS

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## ARCHITECTURAL PLAN REVIEW CHECKLIST

### MULTIFAMILY BUILDING (Group R-2)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

#### Referenced Codes:

- 2013 California Building Code (CBC)

\* Code section referenced is CBC unless noted otherwise.

**This checklist provides requirements specific to Multifamily Building. Refer to "General Residential Plan Review Checklist" for additional applicable requirements.**

	Code Requirements	Code section	Req'd
	<b>B. BUILDING ANALYSIS</b>		
	<b>Chapter 3 - Use and Occupancy Classification</b>		
1.	Multifamily buildings shall be classified as Group R-2 occupancy and parking garages as Group S-2 occupancy.	310 & 311	
	<b>Chapter 4 - Special Detailed Requirements Based on Use and Occupancy</b>		
2.	Private garages may be classified as Group U occupancy if the area does not exceed 1,000 sq ft.	406.3.1	
	<b>Chapter 5 - General Building Heights and Areas</b>		
3.	For multifamily Group R-2 occupancy buildings of Type VA construction equipped with an approved NFPA 13 automatic fire-sprinkler system, the max allowable height may be increased by 20 ft or 1 story, but not exceeding 60ft or four stories in height.	503.1, Table 503 & 504.2	
4.	The total maximum allowable building area for unseparated Group R-2 occupancy building two or more stories above grade plane shall not exceed twice of the max allowable area per floor.	506.4.1	
5.	The sum of the ratios on all floors for mixed occupancies, containing Group R-2 occupancy, shall not exceed 2 for building two stories or higher above grade plane.	506.5	
6.	The sum of the ratios on each floor for mixed occupancy building shall not exceed 1.	508.4.2	
	<b>C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM</b>		
	<b>Chapter 7 - Fire Resistance Rated Construction</b>		
7.	Exterior walls in Group R-2 occupancies shall be fire-resistance rated for exposure to fire in accordance with Tables 601 and 602 from both sides regardless of fire separation distance.	705.5	
8.	Structures shall be located 5 feet minimum from property line or exterior walls shall be minimum one-hour fire-resistive construction.	Table 602	
9.	Projections (eaves, cornices, exterior balconies, etc.) shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2	705.2	
10.	Fire walls in Group R-2 occupancies shall be 3-hr rated, except in Types II or V construction, where fire wall may be 2 hr rated.	Table 706.4	
11.	Fire barriers in Group R-2 occupancies shall be 2-hr rated.	Table 707.3.10	
12.	Duct and air transfer openings in smoke barriers and smoke partitions shall be provided with a listed smoke damper in Group R-2 occupancies.	717.5.5 717.5.7	
13.	Approved fire and smoke dampers are required in ducts and air transfer openings of fire barriers in Group R-2 occupancies.	717.5.2	

# ARCHITECTURAL PLAN REVIEW CHECKLIST

## MULTIFAMILY BUILDING (Cont'd)

Code Requirements		Code section	Req'd
14.	For Group R-2 occupancies, a listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or air transfer opening penetrates a fire-resistance rated corridor enclosure required to have smoke and draft doors in accordance with sec. 715.4.3.	717.5.4.1	
15.	Provide/detail draftstops in attics, mansards, overhangs, false fronts set out from wall or other concealed roof spaces and above, and in line with dwelling unit separation walls, unless NFPA 13 sprinkler system is installed throughout the building.	718.4.2	
<b>Chapter 9 - Fire Protection Systems</b>			
16.	A manual fire alarm system shall be installed in Group R-2 occupancies where any dwelling unit is located three or more stories above the lowest level or more than one story below the highest level of exit discharge of exits serving the dwelling unit; or the building contains more than 16 dwelling units; or congregate residences with more than 16 occupants.	907.2.9.1	
17.	In Group R-2 occupancies required to have a fire alarm system, all dwelling units shall be provided with the capability to support visible alarm notification appliances in accordance with NFPA 72.	907.5.2.3.4	
<b>D. MEANS OF EGRESS</b>			
<b>Chapter 10 – Means of Egress</b>			
18.	The stairway landing length in the direction of travel in dwelling units in Group R-2 shall be 36"min.	1008.1.6	
19.	Spaces under stairways serving and contained within a single residential dwelling unit in Group R-2 occupancy shall be protected on the enclosed side with minimum ½" gypsum board.	1009.9.3	
20.	Ramp landings in nonaccessible Group R-2 individual dwelling units shall be 36"x36" min.	1010.7.3	
21.	Path marking shall be provided at floor level or no higher than 8" above floor level in all interior rated exit corridors of unsprinklered Group R-2 occupancies.	1011.8	
22.	Where the top of guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34" and not more than 38" measured vertically from a line connecting the leading edges of the treads.	1013.3	
23.	Open guards on the sides of stair treads in individual dwelling units in Group R-2 occupancies shall not allow a sphere of 4.375" to pass through.	1013.4	
24.	The common path of egress travel in Group R-2 occupancies provided with NFPA 13 sprinkler system throughout the building shall not exceed 125 ft.	1014.3	
25.	Two exits or exit access doorways from any space in Group R-2 occupancies, provided with NFPA 13 sprinkler system throughout the building, shall be provided when the occupant load exceeds 20.	1015.1	
26.	Corridors, not within dwelling or sleeping units, with occupant load greater than 10 shall be 1-hr fire rated.	Table 1018.1	
<b>E. INTERIOR ENVIRONMENT</b>			
<b>Chapter 12 – Interior Environment</b>			
27.	Provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies separating dwelling units from each other and from public areas such as interior corridors, garages and mechanical areas. Identify all sound rated partitions. Provide construction details and indicate on plans all required STC rating for sound rated walls and floor-ceiling assemblies.	1207	
28.	Penetrations into sound rated walls or floor-ceiling assemblies shall be sealed, lined and insulated with an approved permanent sound insulation material.	1207	
29.	Provide acoustical analysis report and indicate on plans all required STC rating in the walls and floors as per acoustical analysis report.		